



Autumn Heights Condominium Owners Association Summer 2009 Newsletter



NEW LANDSCAPE COMMITTEE

The Board has initiated a new Landscape Committee to establish more participation by members of the Community in advising the Board of areas of concern, suggestions for improvements, and a long-term plan to promote continued upgrades within our communal compound. Members of the committee have volunteered their time and talents to work with the Board on areas in need of improvement, aesthetics, and upgrades. We want to thank Messes. Grace Lynch, Dona Harris, Jamie Ross Ralston and Patricia Petito for their support and look forward to hearing good things from them.

MONTHLY BOARD MEETINGS

The AHCOA Board meets at 4pm the second Thursday of each month. The Board welcomes attendance by members of the Community, but wish to ensure that privacy or confidentiality of sensitive issues are protected, and, as such, may need time within the allotted scheduled meeting to discuss these issues in a private executive session. We ask homeowners who have issues that need to be discussed please contact Ms. Mellinger at Z&R in advance, to have their proposed agenda items be added for review and discussion at the next scheduled meeting. This will ensure the Board will have sufficient time to attend to the homeowner's questions, concerns, or suggestions.

PLEASE NOTIFY Z&R OF ANY PROPERTY ISSUES

The Board and property management continue to have monthly maintenance inspections of the Community common areas. Please inform Ms. Mellinger of appropriate property issues that need to be addressed so they may be reviewed during these inspections.

MAY 30 - ANNUAL GARAGE SALE

The Annual AHCOA garage sale is scheduled for **8:00am-12:00N, Saturday, May 30**. As in years' past, residents are encouraged to participate in the sale for this day only. Ads will be placed in the Cheyenne Edition and the Gazette newspapers the week prior to the sale, and signs directing prospective buyers will be posted the day before of the sale. Participants are invited to set up garage and driveway areas with items they would like to sell. Happy Selling!! ***Please note only community-wide garage sales approved by the Board of Directors are***

allowed.

MAY 30-31 COMMUNITY-WIDE CLEAN-UP

In conjunction with the annual garage-sale day, the Board is encouraging all residents and homeowners to take this time to spruce up their patios and clean out any possessions or articles that they wish to dispose of. **To help make this process more appealing, the Board has contracted with Waste Management to supply a large dumpster for residents' use May 30 and 31.** The dumpster will be parked in the large parking lot across from buildings 420 and 460. **Board requests no personal vehicles be parked at this location the 30th and 31st to permit parking of the dumpster.** We hope all homeowners and residents will use this opportunity to help enhance the curb appeal of Autumn Heights and protect our property values during these tenuous economic times. This is also a good opportunity to meet your neighbors and be part of a community activity.

SOME IMPORTANT SUMMER REMINDERS:

In preparation for summer, owners and residents are reminded of some important rules:

- ☺ No charcoal grills allowed, including portable outside "fireplaces" and hibachis. Only electric or contained gas grills are permitted.
- ☺ No window air conditioners or outside "swamp coolers" allowed. Window fans that remain within the confines of the resident's home are allowed.

POOL OPENING, MEMORIAL DAY WEEKEND

The AHCOA pool and spa are scheduled to open 9:00am, **Saturday, May 23, 2009** for the enjoyment of all residents of the Community and their accompanied guests. For new residents or owners who do not have keys to access the pool area, access keys will be distributed **10-11am, Saturday, May 16** at the Clubhouse. Renters are required to bring a copy of the rental agreement in order to receive a key (one per household). If you are unable to pick up your key on May 16, please contact Z&R Management to obtain a key. No keys will be issued prior to May 16. Pool and spa regulations may be found on the AHCOA website, or contact Linnea at Z&R Management for a copy. There is no cost to homeowners for first-issue of key, but there will be a replacement cost if replacement is needed. Reminder: these keys are not for duplication and are for the use by the resident or their household only.



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- ☺ **There is no lifeguard on duty at the pool, and use of pool and spa is at resident's discretion. For this reason, we strongly encourage all residents and their guests to use the pool appropriately to ensure the safety and enjoyment by all in our Community.**

PARKING OF VEHICLES ON DRIVEWAY AREA

All vehicles must be parked so they do not hang over curbs or walk ways, and must stay within the limits of the driveway. As noted in the covenants, garages are for the parking of household vehicles and not for business activities or excessive overflow storage. If your vehicle does not fit on the allotted driveway area, request it be moved to another location. Failure to adhere to covenants could lead to possible fines.

PERIODIC HOME MAINTENANCE CHECKS

Owners and residents are reminded that periodic maintenance checks of their property are important to ensure their property does not decrease in value or cause costly repairs in the future. Maintenance areas for review should include drainage originating from within the property, heating and cooling systems, ventilation in attic, crawlspaces, and storage areas, and the cleaning and upkeep of fireplaces (i.e. chimney sweeping). *Procrastination in preserving the residence will eventually cost more to the homeowner to repair and may affect its value at time of sale.*

WATER USAGE - PLEASE CONSERVE

As reported in the fall, Colorado Springs Utilities expects water usage costs to increase significantly during this calendar year. Please be water conservation conscious when running water in the home. **We all pay for water usage through our monthly HOA fees, and less usage means savings for all of us.**

PLEASE KEEP PET ON LEASH/CLEAN UP THEIR MESS

We wish to remind all residents that AHCOA covenants require all pets be kept on a leash when exercising within the Community. Pets are not allowed to run free or be tethered for such purposes. In addition, pet owners are required to clean up after their pet immediately. This includes the pets of all visitors and guests. *For a complete list of the covenants, rules and regulations see the Autumn Heights website: www.autumnheightshoa.com.*

BE CAREFUL - VEHICLE BREAK-INS AND THEFTS

Once again we have had a vehicle break-in, theft, and vandalism within the Community. We remind all residents and their guests to be very proactive in ensuring their vehicles and homes are secure to avoid break-ins, vandalism, or burglaries. As previously reported in the Spring newsletter, please do not leave unlocked vehicles unattended, secure garage doors and other home accesses, report suspicious activity, and shred important documents prior to disposal. If traveling, please advise a neighbor to keep watch on your property and advise of any unusual activity.

Be safe, be secure, be alert!

CONTACT NUMBERS

Z&R Property - Office: 594-0506, Fax: 594-0473

AHCOA Board Members:

Doc Harris: dharrisv@comcast.net

Jerry Ralston: jlralston1942@yahoo.com

Donna Winters: lurasmom@msn.com

Linnea Mellinger: Linnea@zandrmgmt.com

For Police/Fire Emergencies call: **911**

For Police non-emergencies call: **444-7000**

Wildlife Control (bears, small animals): **719-227-5200**

Additional information on Board members, photos of Autumn Heights, Board meeting minutes, newsletters, and covenants information can be found on the Autumn Heights website: www.autumnheightshoa.com.